WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,000.00

Gregory B Bullard
Affiant

Subscribed and sworn to before me this 26th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2906
(AFFIX SEAL)

G-VRE-06-907

Davidson County DEEDWARR
Recvd: 06/27/06 13:35 2 pgs
Fees:13.00 Taxes:33.30
20060627-0076808

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Gregory B. Bullard	New Owner (NAME)	
907 28th Avenue North & 1624A 12th Avenue North	P.O. Box 330022 (ADDRESS)	92-6-183 & 81-11-544
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HELEN E. CHAMBERLAIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREGORY B. BULLARD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH PART OF LOT NO. 1 ON THE MAP OF ADAM YOUNG'S PLAN OF LOTS, OF RECORD IN BOOK 57, PAGE 81, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE IN MAY, 1946, BY JOHN M. SULLIVAN, COUNTY SURVEYOR, AS FOLLOWS:

SAID PART OF SAID LOT FRONTS 35 FEET ON THE WESTERLY SIDE OF 28TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE SOUTH MARGIN OF AN ALLEY, 73 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO HELEN E. CHAMBERLAIN BY FINAL DECREE CONFIRMING SALE, RECORDED ON THE 3RD DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001103-0109553, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT II:

BEING THE SOUTHERN FIFTY FEET OF LOT NO. 125 IN MCGAVOCK ADDITION TO THE TOWN OF MCGAVOCK, NASHVILLE, TENNESSEE AND BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO DOCK DAVIS BY DEED OF NATHANIEL BAXTER, CLERK AND MASTER, OF RECORD IN BOOK NO. 40 PAGE 235, R.O.D.C., TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HELEN E. CHAMBERLAIN BY FINAL DECREES CONFIRMING SALE, RECORDED ON THE 3RD DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001103-0109552 AND RECORDED AUGUST 18, 2003 INSTRUMENT NO. 20030818-0119240, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to 2006 County taxes, subsequent years; any and all existing easements and restrictions as shown of record including those listed in Plat Book 57, page 81 and Book 8681, page 126, Register's Office for Davidson County, Tennessee.

INFORMATION USED IN THE PREPARATION OF THIS INSTRUMENT WAS SUPPLIED BY PARTIES. TITLE INSURANCE POLICY IS NOT BEING ISSUED TO GRANTEE.

unimproved (X)

This is improved ( ) property, known as 907 28th Avenue North & 1624A 12th Avenue North, Nashville, Tennessee 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of June, 2006.

Helen E. Chamberlain

Helen E. Chamberlain

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen E. Chamberlain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of June, 2006.

Rita B. Mitchell

Notary Public

My Commission Expires: 6-17-07

(SEAL)

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903